



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exemption Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date 7/31/2019

Case No. 234-25-V-19-ZBASpecExc

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

| Req'd | Rec'd | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/> \$ 75.00 Legal Notice <input type="checkbox"/> \$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 8. HOA Approval (<i>if applicable</i>) |

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- 9. Context or Locus Map (Show Surrounding Zoning Districts)
- 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)
Up to four photos may be shown per 8 1/2" X 11" page size
 - a. Show all existing structures on site
- 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)
- 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

- 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- N/A 2. Elevations: Show all sides of building and indicate building heights
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- N/A 3. Floor Plans
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 4. All drawings and any revised drawings must be submitted in PDF format
- 5. OTHER: _____
- 6. Your Appointment Date and Time for Submitting the Complete Application is: _____

Barbara Irvine
Staff Signature

7/31/2019
Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbrowders@barrington.nh.gov Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 234-25-V-19-ZBASpecEVC

Project Name Michael & Lisa McMahon

Location Address MEETINGHOUSE ROAD

Map and Lot TAX MAP 234, LOT 25

Zoning District (Include Overlay District if Applicable) Village District

Property Details:

- Single Family Residential
- Multifamily Residential
- Manufactured Housing
- Commercial
- Mixed Use
- Agricultural
- Other

Use: PROPOSED SUBDIVISION

Number of Buildings: 8 Height: _____

Setbacks: Front 40 Back 30 Side 30 Side 30

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

ARTICLE 4, SECTION 1.2 TO ALLOW A DRIVEWAY NOT ON THE PROPOSED FRONTAGE

Project Narrative: (Please type and attach a separate sheet of paper)

THE APPLICANT IS PROPOSING A 8 LOT SUBDIVISION ON A LARGE PARCEL OF LAND. TO OBTAIN ACCESS FOR TWO OF THE LOTS, A SHARED DRIVEWAY IS NEEDED. THIS WILL NOT ONLY PROVIDE ACCESS TO THESE LOTS BUT WILL ALSO PREVENT DISTURBANCE WITHIN AN EXISTING WETLAND BUFFER FOR DRIVEWAY CONSTRUCTION AND LIMIT THE AMOUNT OF CUT REQUIRED.

Barrington Zoning Ordinance Requirements:

TO HAVE YOUR OWN DRIVEWAY IN A MUTAL BOUNDARY LINE EASEMENT, WITH NO DRIVEWAY FRONTAGE FOR TWO LOTS.

Request: (You may type and attach a separate sheet of paper)

THE REQUEST IS TO HAVE A SHARED ACCESS POINT AND NO DRIVEWAY FRONTAGE FOR TWO LOTS.

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

2. Granting the variance would be consistent with the spirit of the Ordinance.

3. Granting the variance will not result in diminution of surrounding property values.

4. Granting of the variance would do substantial justice.

5. Granting of the variance would not be contrary to the public interest.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption complies by addressing the issues below.

1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

NO REDUCTION IN PROPERTY VALUES WILL BE SEEN AS A RESULT OF A SHARED DRIVEWAY TO ACCESS THE TWO LOTS.

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

NO FURTHER RISK OF FIRE, EXPLOSION OR RELEASE OF TOXIC MATERIALS WILL OCCURE AS A RESULT OF THIS SHARED DRIVEWAY

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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THE REQUEST IS SPECIFICALLY REQUESTED TO REDUCE THE IMPACTS OF CONSTRUCTION AROUND THE EXISTING WETLANDS AND SLOPES.

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

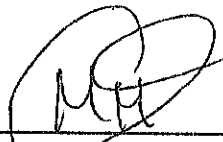
NO ADDITIONAL DEMAND WILL BE PLACED ON THE TOWN AS A RESULT OF THIS SHARED DRIVEWAY.

5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

THE SHARED ACCESS WILL NOT HAVE AN DEGRADATION ON EXISTING SURFACE OR GROUND WATER QUALITY STANDARDS AND WILL HAVE NO ADVERSE AFFECTS ON NATURAL RESOURCES

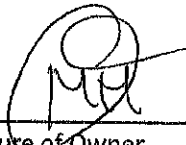
In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- 4. Limitations on the number of occupants and methods and times of operation.
- 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- 6. Location and amount of parking and loading spaces in excess of existing standards.
- 7. Regulation of the number, size, and lighting of signs in excess of existing standards.



Signature of Applicant

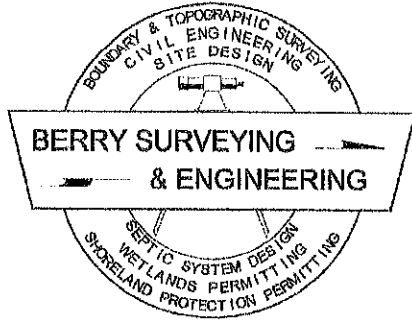
7-31-19
Date



Signature of Owner

7-31-19
Date

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

July 31, 2019

Barrington Planning Board
Attention: Marcia Gasses Town Planner
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: Subdivision Review
Mike and Lisa McMahon
Tax Map 234, Lot 25

Madam Chair and Members of the Barrington Zoning Board of Adjustments,

On Behalf of Michael and Lisa McMahon, Berry Surveying & Engineering (BS&E) is applying for a special exception to Article 4, Section 1.2 to permit 2 subdivision lots to be created with a shared driveway entrance and easement.

Enclosed please find copies of the application form and the proposed subdivision that is being proposed by the McMahons. The applicant is proposing to subdivide Lot 25 into a 8 lot subdivision. A wetland spans across the frontage of one of the proposed lots. The shared driveway is proposed in order to limit disturbance and negate the need for wetland buffer disturbance in order to access one of the lots within the subdivision. The shared driveway will intersect Meetinghouse Road on proposed lot 25-3. From there it will wrap around the backside of the wetland and provide access to Lot 25-2. The other shared driveway will be for Lots 25-6 & 25-7. This shared drive is needed to limit the amount of disturbance required to provide access to Lot 25-7.

Thank you for your time and attention to this matter. We hope you look favorably upon these two requests.

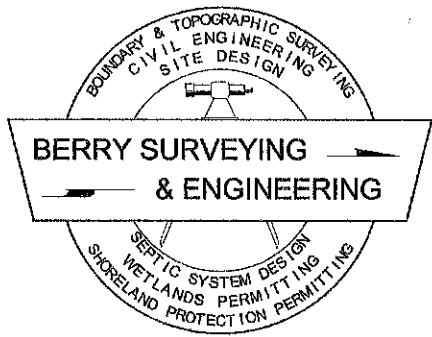
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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✓ **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Abutters List

July 22, 2019

Owner of Record

Tax Map 234, Lot 25

Michael H & Lisa M McMahon
139 Stage Rd
Hampstead, NH 03841
Book 4467, Page 985

ABUTTERS

Tax Map 234, Lots 31, 31-4

Donetta Haley
PO Box 367
Barrington, NH 03825
Book 426, Page 685
Book 4536, Page 847
Book 4456, Page 576

Tax Map 234, Lot 23

Public Service CO of NH
PO Box 270
Hartford, CT 06141
Book 3853, Page 530

Tax Map 234, Lot 24

Joan Huber
14 Smoke St
Barrington, NH 03825

Tax Map 234, Lot 26

BR Peterson Realty LLC
747 Portsmouth Ave
Greenland, NH 03840
Book 4198, Page 878

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17-052 McMahon
Oak Hill Rd, Barrington

Tax Map 234, Lot 27

Joshua & Lisa Bouchard
761 Franklin Pierce Hwy
Barrington, NH 03825
Book 3309, Page 373

Tax Map 234, Lot 28

Thomas E Kent
757 Franklin Pierce Hwy
Barrington, NH 03825
Book 4482, Page 315

Tax Map 234, Lot 30

Roman Catholic Bishop
153 Ash St
Manchester, NH 03104

Tax Map 234, Lot 67

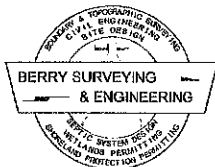
Noreen M Estes
40 Oak Hill Rd
Barrington, NH 03825
Book 4014, Page 070

Tax Map 234, Lot 82

William F & Robin Labossiere
Kelly A Marinel
738 Franklin Pierce Hwy
Barrington, NH 03825
Book 3995, Page 977

Tax Map 234, Lot 83

Gerald J & Priscilla Pinzari Trs
Fam Rev Tr
746 Franklin Pierce Hwy
Barrington, NH 03825
Book 4327, Page 815



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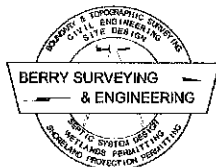
17-052 McMahon
Oak Hill Rd, Barrington

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Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Cindy Balcius, CWS, CSS
Stoney Ridge Environmental LLC
229 Prospect Mountain Rd
Alton, NH 03809



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